020.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,733,700 / 1,733,700
					USE VALUE:	1,733,700 / 1,733,700
					ASSESSED:	1,733,700 / 1,733,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		SPY POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TURANO RONA B
Owner 2:	
Owner 3:	
Street 1:	71 SPY POND LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TURANO THOMAS/ETAL -
Owner 2:	TURANO RONA B -
Street 1:	71 SPY POND LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 20,355 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1968, having primarily Brick Veneer Exterior and 4957 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	20355.000	594,800		1,138,900	1,733,700
Total Card	0.467	594,800		1,138,900	1,733,700
Total Parcel	0.467	594,800		1,138,900	1,733,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.73 | /Parcel: 349.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	14264
GIS Ref	
GIS Ref	
Insp Date	11/30/17

!1669!

PREVIOUS ASSESSMENT

Parcel ID: 020.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	593,100	0	20,355.	1,138,900	1,732,000	1,732,000	Year End Roll	12/18/2019
2019	101	FV	413,400	0	20,355.	1,247,100	1,660,500	1,660,500	Year End Roll	1/3/2019
2018	101	FV	388,900	0	20,355.	793,600	1,182,500	1,182,500	Year End Roll	12/20/2017
2017	101	FV	388,900	0	20,355.	725,600	1,114,500	1,114,500	Year End Roll	1/3/2017
2016	101	FV	388,900	0	20,355.	589,500	978,400	978,400	Year End	1/4/2016
2015	101	FV	391,500	0	20,355.	589,500	981,000	981,000	Year End Roll	12/11/2014
2014	101	FV	391,500	0	20,355.	537,400	928,900	928,900	Year End Roll	12/16/2013
2013	101	FV	391,500	0	20,355.	511,300	902,800	902,800		12/13/2012

PRINT

Date	Time
12/10/20	17:14:28

LAST REV

Date	Time
10/28/19	14:28:09
apro	
1669	

USER DEFINED

Prior Id # 1:	14264
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURANO THOMAS/E	1252-70		5/17/2002	Family		No	No		
WOHL GENEVIEVE-	1162-53		10/1/1996		405,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2011	689	Redo Kit	14,725	C				
8/12/2005	726	Re-Roof	12,000			G7	GR FY07	
5/26/2005	497	Dormers	48,400			G6	GR FY06	18 ft drmr & new b
6/4/2003	386	Manual	20,000	C				repl door, 4 wndws
1/23/2002	32	New Wind	15,613	C				19 NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2017	MEAS&NOTICE	BS	Barbara S
4/4/2012	Info Fm Prmt	BR	B Rossignol
1/27/2009	Meas/Inspect	372	PATRIOT
8/23/2005	Fieldrev-Chg	BR	B Rossignol
9/28/1999	Meas/Inspect	256	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20355		Sq. Ft.	Site		0	85.	0.66	2			Water F	30					1,138,874						1,138,900	

Total AC/HA:	0.46729	Total SF/SM:	20355	Parcel LUC:	101	One Family	Prime NB Desc:	KEL/MANOR	Total:	1,138,874	Spl Credit		Total:	1,138,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	16 - Stone Vene	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	0.95864195
Const Adj.:	1.07171702
Adj $ / SQ:	97.602
Other Features:	154750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666818
Depreciation:	72016
Depreciated Total:	594802

COMMENTS

OF=BMT SINK & 2ND FL SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 5			Baths: 3				HB		

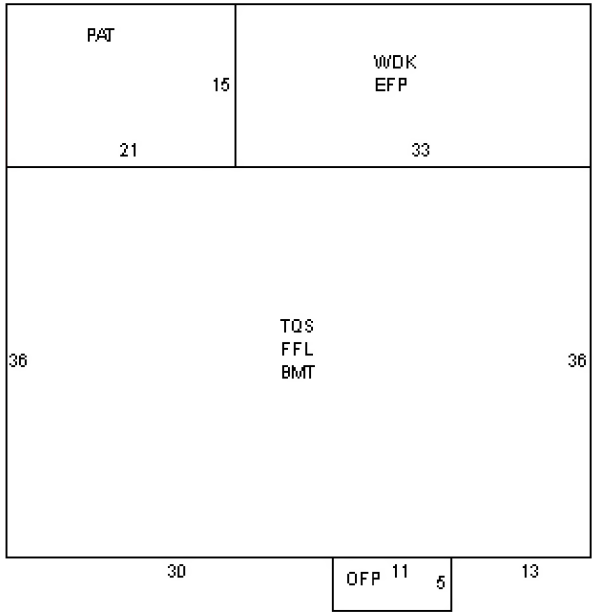
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	107.36
Special Features:	0	Val/Su Net:	88.70
Final Total:	594800	Val/Su SzAd	174.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,944	48.370	94,035
FFL	First Floor	1,944	97.600	189,739
TQS	3/4 Story	1,458	97.600	142,304
EFP	Enclos Porch	495	35.070	17,361
WDK	Deck	495	8.600	4,255
PAT	Patio	315	3.690	1,161
OFP	Open Porch	55	47.160	2,594
	Net Sketched Area:	6,706	Total:	451,449
Size Ad	3402	Gross Are	7192	FinArea 4957

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	